

17-64

BK 7356 PG 172

TRANSFER  
TAX  
PAID

**WARRANTY DEED**

011847

**KNOW ALL MEN BY THESE PRESENTS, THAT I, BRUCE COSGROVE**, of 117 Sunset Avenue #1, South Portland, 04106 and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **GERALD J. HART**, of Waterville, County of Kennebec, and State of Maine, whose address is 4 Dusty Lane, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **GERALD J. HART**, his heirs and assigns, forever,

Property located in **WATERVILLE**, County of Kennebec and State of Maine and further bounded and described as follows:

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Being Lot 2 as shown on Plan entitled "Two Lot Subdivision for Gerald J. and Mae Marie Hart" by Rowe & Wendell, Engineering & Surveying, dated July 18, 1988, and recorded in Kennebec County Registry of Deeds as File #D-88164.

The herein-described parcel contains 30,983 square feet, more or less, and is the same premises conveyed to the herein Grantor by Warranty Deed of Gerald J. and Mae Marie Hart, dated March 17, 1992 and recorded in the Kennebec County Registry of Deeds at Book 4150, Page 43.

Together with a right-of-way in common with others from the easterly side of West River Road, easterly along the southerly line of land now or formerly of Hanson and southerly of parcels of Pollard acquired in deeds dated August 3, 1988, recorded in said Registry, Book 3398, Page 203 and dated February 10, 1989, recorded in said Registry, Book 3603, Page 338, and along the southerly and a portion of the westerly sides of the herein described parcel. Said right-of-way to be 57 feet, more or less, in width for the purpose of ingress, egress and the installation and maintenance of utilities as deemed necessary by the herein grantee. Grantee shall pay his proportionate share of the costs of maintaining said road.

K.S.G.


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IN WITNESS WHEREOF, I, the said **BRUCE COSGROVE** have hereunto set my hand and seal this 15 day of April, 2003.

Signed, Sealed and Delivered  
in the presence of:

Gary Lapierre  
Witness

Bruce Cosgrove  
**BRUCE COSGROVE**  


**ACKNOWLEDGEMENT**

STATE OF MAINE  
Kennebec, ss.

April 15, 2003

Personally appeared the above named **BRUCE COSGROVE** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Gary Lapierre  
NOTARY PUBLIC  
Gary Lapierre  
Notary Public, Maine  
My commission expires May 9, 2009  
  
\_\_\_\_\_  
(print name)

RECEIVED KENNEBEC SS.

2003 APR 16 PM 2:20

ATTEST: [Signature]  
REGISTERED CLERK